

## **INNIS ARDEN BOARD MEETING MINUTES**

**May 12, 2020 via Zoom Teleconferencing**

**Covering both April and May meetings since there was no meeting in April due to COVID-19**

The meeting was called to order at 7:02 PM by President Easton Craft. Board members present: Easton Craft, Maggie Taber, B.J. Oneal, Cindy Esselman, Dave Fosmire, Jim McCulloch, Steve Johnston, and Jeff Gough.

### **PRESIDENT, Easton Craft –**

No new legal matters are currently before the Board. Our attorneys have sent a letter to Hjelle asking for an update on her required compliance, but as yet have not received a response. We will continue to press Hjelle to bring her property into compliance with the Covenants and will reschedule the supplemental compliance hearing when the quarantine has been lifted – Hopefully in late June.

Other matters, such as the Storm Creek out flow issue and the reserves management will be taken up once the City is back to normal business.

### **VICE PRESIDENT/COMPLIANCE, Dave Fosmire -**

*NOTE: All Compliance hearings are held at the Innis Arden Clubhouse at 7:00PM unless noted otherwise.*

The Vice President as Compliance chairman requested Board permission to proceed with a Shoreline survey for the Lawson property at 17727 17th Avenue NW. The chair also requested a letter be sent to the Josephs stating they have 30 days from the May 11th lifting of Washington state non-essential work restrictions to complete the requirements of the Board's compliance decision.

### **BUILDING AND REMODEL, Cindy Esselman -**

#### **Zhang residence**

17215 13<sup>th</sup> Ave NW

Enclosure for an existing porch.

The project proposes a glass enclosure for an existing porch on the NW elevation of the house.

The project was approved unanimously

#### **Gustad/Ray**

**16767 16<sup>th</sup> Ave NW**

Front gate to be 6' instead of 4'

Covenant 10 requires that all fencing situated between the "building line" and the line of the street fronting shall have a height no greater than 4 feet, unless the written permission of the Grantor is first obtained.

They are requesting to install a 6' driveway gate and 6' pedestrian gate along the front of the property.

The project was approved with a vote of 5 to 3.

#### **Joseph property**

**18008 13<sup>th</sup> Ave NW**

Rebuild

The Joseph's have submitted updated plans and have adjusted story poles to reflect those updates just as we were required to stay home and social distance. The Board denied the Joseph remodel without prejudice due to the Covid-19 restrictions. Board has been unable to perform the site review of the proposed remodel required by the Innis Arden Building and Remodel process.

The motion passed, 7 approve and 1 abstention

**Old Business**  
**Bargreen Rebuild**  
**17735 17th Ave NW**

An exterior completion date of April 14th had been required for the project or a compliance hearing would be scheduled. Due to the CV19 stop work orders, construction was stopped in mid March disrupting the possibility of completion.

As of May 4th, Phase 1 of the State reopening guidelines allows for construction to begin therefore the expectation of the Board is that construction will commence and the exterior will be back on track for completion.

The Board voted unanimously to schedule a compliance hearing for Tuesday June 16th at 6:00PM in the event the Bargreen project is not completed [by June 9, 2020](#).

**TREASURER, Jeff Gough -**

The 2021 Asset Reserve Study was completed. The recommended contribution to our Asset Reserve for next year is \$63,460, a ~3.5% increase over the current 2020 budgeted contribution of \$61,330.

Our auditing firm, JH Vandal, has our records and is currently working on an audit of our financials and also preparing our 1120-H tax return. Once completed, we will submit to the IRS (probably within the next few of weeks).

We sent late notices out to delinquent homeowners early last month. If you haven't paid your annual dues yet, which were due back in February, please do so! At the close of April, we've collected 91% of budgeted dues. We're well under budget for most all expense categories. See the April financial report online for more details. We're currently in a very strong financial position.

At the close of April, our Operating Checking was \$20,256, Collections Savings was \$349,076, and the Asset Reserve Savings was \$295,856.

**SECRETARY, BJ Oneal –**

Please send information on any graduating seniors by 06/02/2020 to [asktheboard@innisarden.org](mailto:asktheboard@innisarden.org).

**CLUBHOUSE, Brian Branagan –**

No Report.

**GROUNDS, Jim McCulloch -**

2020 Objectives for the Grounds Committee:

- Maintain and improve the existing lawn and planting beds around the Clubhouse
- Maintain the Innis Arden Main Entrance and other Innis Arden Entrances.
- Improve lawn areas by removing moss and re-seeding.
- Investigate Capital Repairs/Replacement for Parking Lot Railing and NW Retaining Wall

Work Items Completed Last Month:

- Main Entrance:
  - Weekly maintenance.
  - Re-painted “Innis Arden” main entrance sign in aluminum color.

- Planted color annuals in front of main entrance.
- Grounds:
  - Weekly maintenance.
  - Thatched and over-seeded the area west of the sport courts.
  - Added irrigation for beds east side of entrance.

Work Items Scheduled this Month:

- Continue weekly maintenance of Grounds and Entrances.
- Continue restoration of triangle area by adding chips to path areas and planting additional rock roses.
- Start-up main irrigation systems.

ROW Trees

- 18522 Springdale Ct (One deciduous, three smaller dead trees): Restoration trees planted; final permit signed off by City
- No other items at this time.

Other Items

- No other items.

Jim McCulloch,  
Grounds Chairperson

**NATURAL RESERVES, Steve Johnston –**  
Natural Reserves Report March/April 2020

Innis Arden isn't such a bad place to be during a lock down, with over 50 acres of woods and trails for recreation literally in our backyards!

I have been impressed with the dozens if not hundreds of walkers I see in the Reserves every day, and with way we are using common sense social distancing measures when encountering each other. I have seen very few, or heard of very few problems arising despite the heavy use.

During the past two months most elective trails and reserves work, such as planting and invasive control, being "non-essential", has ground to a temporary halt. However we have stepped up safety and trail grooming efforts. Our goal is to keep vegetation clear of the trails enough, especially in the narrower sections, so that walkers can either pass each other safely or have periodic clearings in these sections of trail in which to move to the side to let others pass.

I would like to sort of summarize a couple of helpful common-sense distancing behaviors I have seen in action on the trails, but which may not be obvious:

- When approaching slower walkers going in the same direction, wait to pass them until the trail is wide enough to do so with enough social distance, and please, let people ahead of you know in plenty of time that you would like to pass so as not to come up from behind and startle them.

- If you see walkers approaching you in the opposite direction on a narrow section of the trail, and you do

not feel you have enough distance to safely move to the side of the trail to let them pass, simply reverse your course and backtrack until you are in a spot you are comfortable with.

- You can also smile, and then turn away from the trail (turn your back towards the trail keeping your face away from the trail) so others may pass you in either direction in a long narrow section without much clearance.

We are currently out of replacement keys to the Boeing Creek Gate. Our usual locksmith, who has the master key, is currently closed down due to these interesting times. In the meantime, I am attempting to find an alternate source, so please be patient or borrow a key from another resident.

We'd also like to remind all you dog lovers out there to remember keep your dog leashed in the Reserves, and to take your doggie bags home with you. Please do not leave them on the trail! This has become a problem, especially in Boeing Creek Reserve, which is surprising as only IA residents can get in there.

### **ACTIVITIES, Maggie Taber -**

#### **Save The Dates:**

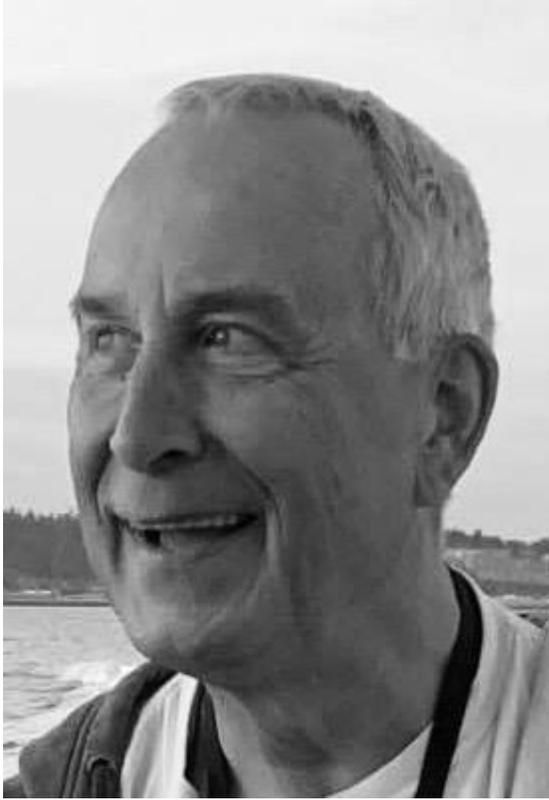
Annual IA Salmon BBQ - Wednesday, July 22nd

IA Wine Tasting - new date TBD

Oktoberfest - Saturday, October 3rd

We are keeping our previously scheduled events on the calendar, with the hope that things will ease up and we can get going on our new "normal". There is a chance we will be able to have an Activities Meeting in June - stay tuned!

### **In Memoriam:**



Thomas (Tom) W. Compton -02/22/46 - 03/29/20

Tom left his earthly life on Sunday, 3/29/20 after a 15 month battle with pancreatic cancer. He was preceded in death by his parents, Theron (Comp) Compton and Florence E. Compton, also Innis Arden residents for 30 years. He is survived by his wife Kathryn (Kathy Vaughn) Compton, daughter Kate Compton, son in law Kurtis Oduber, granddaughter Juniper Oduber and many other family members. Like any challenge Tom met this diagnosis head on. His mantra was “looking to the future with grit and optimism.” Not focusing on the diagnosis but rather living life to the fullest. He was determined to beat the statistics of this disease.

Tom chose cremation and services will be held at a later date at Tahoma National Cemetery with full military honors. He will be laid to rest with his parents. A celebration of life will be held in his honor later this year when we will be able to gather to grieve and celebrate safely.

Go to [www.dignitymemorial.com/obituaries/9103483](http://www.dignitymemorial.com/obituaries/9103483) for full obituary.

**Shoreline Council of Neighborhoods:**

Please see <http://www.shorelinewa.gov/our-city/neighborhoods/council-of-neighborhoods/con-minutes> for the meeting minutes from the Shoreline Council of Neighborhoods.

Meeting was adjourned approximately 8:08 PM.